

173.0

0004

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

614,900 / 614,900

USE VALUE:

614,900 / 614,900

ASSESSED:

614,900 / 614,900



PROPERTY LOCATION

No	Alt No	Direction/Street/City	
6		SPRING RD, ARLINGTON	

OWNERSHIP		Unit #:
Owner 1:	JUNKER KEVIN	
Owner 2:	JAFFE CEORA	
Owner 3:		

Street 1:	6 SPRING RD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER	
Owner 1:	GRUNEWALD JULIA -
Owner 2:	-

Street 1:	6 SPRING RD
Twn/City:	ARLINGTON
St/Prov:	MA

Postal:	02476
Type:	

NARRATIVE DESCRIPTION	
This parcel contains 3,603 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 1456 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	1
Street	
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
	No of Units
	Depth / PriceUnits
	Unit Type
	Land Type

LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	3603	Sq. Ft.	Site	0	70.	1.39	6			Road Co	-5	351,181						351,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	3603.000	262,900	800	351,200	614,900		115084
							GIS Ref
							GIS Ref
							Insp Date
							10/06/18

Source:	Market Adj Cost	Total Value per SQ unit /Card:	422.44	/Parcel:	422.4	Entered Lot Size
						Total Land:
						Land Unit Type:

Parcel ID	173.0-0004-0001.0	Date
2020	101 FV	275,900
2019	101 FV	230,900
2018	101 FV	230,900
2017	101 FV	230,900
2016	101 FV	190,000
2015	101 FV	179,500
2014	101 FV	179,500
2013	101 FV	179,500

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	275,900	800	3,603.	351,200	627,900	627,900	Year End Roll	12/18/2019
2019	101	FV	230,900	800	3,603.	346,200	577,900	577,900	Year End Roll	1/3/2019
2018	101	FV	230,900	800	3,603.	265,900	497,600	497,600	Year End Roll	12/20/2017
2017	101	FV	230,900	800	3,603.	250,800	482,500	482,500	Year End Roll	1/3/2017
2016	101	FV	190,000	800	3,603.	230,800	421,600	421,600	Year End	1/4/2016
2015	101	FV	179,500	800	3,603.	215,700	396,000	396,000	Year End Roll	12/11/2014
2014	101	FV	179,500	800	3,603.	198,700	379,000	379,000	Year End Roll	12/16/2013
2013	101	FV	179,500	800	3,603.	198,700	379,000	379,000		12/13/2012

Parcel ID	173.0-0004-0001.0	Date
12/11/20	03:23:10	
08/18/20	14:16:34	
	apro	

!13428!

PRINT

Date

Time

12/11/20

03:23:10

LAST REV

Date

Time

08/18/20

14:16:34

apro

13428

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRUNEWALD JULIA	72310-29	1	3/8/2019		600,000	No	No		
CUYPERS JAN,	67505-18		6/27/2016		540,000	No	No		
RICE JOHN S & H	43906-57		10/15/2004		350,000	No	No	N	
	11598-724		11/1/1968		99	No	No		

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/7/2012	1647	Manual	1,081	C				

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
3/20/2017	SQ Returned	MM	Mary M
1/14/2009	Meas/Inspect	345	PATRIOT
1/25/2005	MLS	MM	Mary M
12/14/1999	Meas/Inspect	263	PATRIOT
7/16/1993		AJS	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																						
Type: 15 - Old Style	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:	OthrFix:	Rating:																																																																																																	
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:																																																																																																															
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	OTHER FEATURES	Kits: 1	Rating: Good	A Kits:	Rating:	Frl:	Rating:	WSFlue:	Rating:	RESIDENTIAL GRID																																																																																																					
GENERAL INFORMATION	Grade: C - Average	Year Blt: 1925	Eff Yr Blt:	Location:	Total Units:	1st Res Grid Desc: Line 1 # Units: 1	Level	FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2	Lvl 1	Lower	Totals	RMs: 8	BRs: 3	Baths: 1	HB: 1																																																																																																
Alt LUC:	Alt %:	Jurisdct: G17	Fact: .	Floor:	% Own:	REMODELING	RES BREAKDOWN	Exterior:	No Unit	RMS	BRS	FL																																																																																																						
Const Mod:	Lump Sum Adj:	Name:	DEPRECIATION	Functional:	Economic:	Special:	Override:	Interior:	1	8	3	M	Additions:																																																																																																					
INTERIOR INFORMATION				Avg Ht/FL: STD	Phys Cond: GD - Good	18. %	Total: 18.6 %	Kitchen:					Baths:																																																																																																					
Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: 5 - Lino/Vinyl				Plumbing:					Electric:																																																																																																					
Bsmnt Flr: 12 - Concrete	Subfloor:	Electric: 3 - Typical	Insulation: 1 - Typical	Int vs Ext: S	Heat Fuel: 2 - Gas	Heat Type: 5 - Steam	# Heat Sys: 1	Adj \$ / SQ: 160.711	Const Adj: 0.91572946	Other Features: 75500	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val	Totals	1	8	3																																																																																														
% Heated: 100	% AC:	Solar HW: NO	% Com Wall:	% Sprinkled:	LUC Factor: 1.00	Adj Total: 322949	Depreciation: 60068	Depreciated Total: 262880	Juris. Factor: 1.00	Before Depr: 160.71	Special Features: 0	Val/Su Net: 124.83	Final Total: 262900	Val/Su SzAd	217.99																																																																																																			
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 173-0-0004-0001.0																																																																																																									
SPEC FEATURES/YARD ITEMS																																																																																																																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																	
19	Patio	D	Y	1250	A	AV	2000		3.75	T	15.2	101			800		800																																																																																																	
More: N	Total Yard Items:	800	Total Special Features:		Total:	800																																																																																																												
SUB AREA <table border="1"> <thead> <tr> <th>Code</th><th>Description</th><th>Area - SQ</th><th>Rate - AV</th><th>Undepr Value</th><th>Sub Area</th><th>% Usbl</th><th>Descrip</th><th>% Type</th><th>Qu</th><th># Ten</th> </tr> </thead> <tbody> <tr> <td>FFL</td><td>First Floor</td><td>684</td><td>160.710</td><td>109,926</td><td>BMT</td><td>100</td><td>GFB</td><td>40</td><td>G</td><td></td> </tr> <tr> <td>BMT</td><td>Basement</td><td>624</td><td>71.360</td><td>44,526</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>TQS</td><td>3/4 Story</td><td>522</td><td>160.710</td><td>83,891</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>OPF</td><td>Open Porch</td><td>156</td><td>24.800</td><td>3,868</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>EFP</td><td>Enclos Porch</td><td>96</td><td>50.900</td><td>4,886</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>WDK</td><td>Deck</td><td>24</td><td>14.650</td><td>352</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td colspan="4">Net Sketched Area: 2,106</td><td>Total: 247,449</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>Size Ad</td><td>1206</td><td>Gross Are</td><td>2280</td><td>FinArea</td><td>1456</td><td></td><td></td><td></td><td></td><td></td> </tr> </tbody> </table>																Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	FFL	First Floor	684	160.710	109,926	BMT	100	GFB	40	G		BMT	Basement	624	71.360	44,526							TQS	3/4 Story	522	160.710	83,891							OPF	Open Porch	156	24.800	3,868							EFP	Enclos Porch	96	50.900	4,886							WDK	Deck	24	14.650	352							Net Sketched Area: 2,106				Total: 247,449							Size Ad	1206	Gross Are	2280	FinArea	1456					
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